

Sanitary Sewer and Water

Every lot that is created in the County, both new lots and the residue lot, must have adequate provision for water and sewer. This may be satisfied by connecting to public water and sewer facilities if available, or by providing individual water wells and sanitary sewage disposal systems for the proposed lots.

Any lot that will utilize an existing or proposed connection to public water or sewer utilities must have the approval of the Fauquier County Water and Sanitation Authority (FCWSA). The FCWSA has a separate submission, review and approval process for any lot that will connect to public water or sewer systems. The FCWSA may be contacted at 540-349-2092 for more information.

If your proposed subdivision uses individual sewage disposal systems instead of public sewer, there are specific requirements for these systems as regulated by both Fauquier County and the Fauquier County Health Department. A complete [Application for Subdivision Review](#) by the Virginia Department of Health (VDH), including all supporting documentation, must be submitted to Community Development with the first plan submission for all Subdivision Plats, Preliminary Plats, Construction Plans and Infrastructure Plans. Contact the Fauquier office of VDH at 540-347-6363 or visit the office of Environmental Health at 98 Alexandria Pike, Suite 41 and 42, Warrenton VA.

Required Plan Notes

All subdivision plans and plats that involve drainfields must have the following notes shown on the plan set:

All Subdivision Plats

If the lots shown on the plat require the use of an alternative-type sewage disposal system, the following note must be provided in **bold** type: "**ALTERNATIVE SEWAGE DISPOSAL SYSTEM REQUIRED**" with reference made to the specific lot numbers subject to this requirement.

Preliminary Plats

All Preliminary Plats submitted per Section 9 of the Subdivision Ordinance must have the following certification on the Cover Sheet of the plan signed by the OSE:

I hereby certify that my soil and site evaluation(s), sewer disposal system design(s) and/or size(s) and location(s) of the sewage disposal field(s) as shown on Sheet ____ of the Preliminary Plan complies with all applicable laws, regulations and policies implied by the Virginia Department of Health and Fauquier County. Furthermore, I certify that all required statements concerning said individual sewage disposal systems have been included on Sheet ____ of the _____ Preliminary Plan.

Signature

Date

Construction Plans and Infrastructure Plans

All Construction Plans and Infrastructure Plans submitted per Section 10-6 of the Subdivision Ordinance must have the following certification on the Cover Sheet of the plan, signed by the OSE:

I hereby certify that my soil and site evaluation(s), sewer disposal system design(s) and/or size(s) and location(s) of the sewage disposal field(s) as shown on Sheet ____ of the Construction Plan complies with all applicable laws, regulations and policies implied by the Virginia Department of Health and Fauquier County. Furthermore, I certify that all required statements concerning said individual sewage disposal systems have been included on Sheet ____ of the Construction Plan.

Signature

Date

Final Plats

All Final Plats submitted per Section 10-5 of the Subdivision Ordinance must have the following certification on the Cover Sheet of the plan, signed and sealed by the OSE:

I hereby certify that location(s) of the sewage disposal field(s) shown on Sheet ____ of the Final Plat complies with all applicable laws, regulations and policies implied by the Virginia Department of Health and Fauquier County. Furthermore, I certify that all required statements concerning said individual sewage disposal systems have been included on Sheet ____ of the _____ Final Plat.

Signature

Date

All Final Plats per Section 17-6.C.3 of the County Code must have an approval block for Health Department signature on the Cover Sheet of the plan with the following statement:

Plans and specifications of the sewer system or sewage disposal systems, together with plans for the anticipated water system, meet the requirements of Section 17-6.C.3 and intent of this chapter.

Signature

Date

All Final Plats must have the following statements included on the Cover Sheet to accompany the Health Department approval signature per GMP 2017-04:

This subdivision is approved for individual onsite sewage systems in accordance with the provisions of the Code of Virginia, the Sewage Handling and Disposal Regulations (12VAC5-610-20-et.seq., the Regulations), and Fauquier County Code Chapter 17.

This subdivision was submitted to the Fauquier County Health Department for review pursuant to Section 32.1-163.5 of the Code of Virginia which requires the Virginia Department of Health to accept private soil evaluations and designs from a licensed Onsite Soil Evaluator (OSE) or a

Professional Engineer working in consultation with an OSE for residential development. The Virginia Department of Health is not required to perform a field check on such evaluations. This subdivision was certified as being in compliance with the Board of Health's regulations by: _____ [OSE/PE name, license #, phone #] _____. This subdivision approval is issued in reliance upon that certification.

Pursuant to Section 360 of the Regulations this approval is not an assurance that Sewage Disposal System Construction Permits will be issued for any lot in the subdivision unless that lot is specifically identified as having an approved site for an onsite sewage disposal system, and unless all conditions and circumstances are present at the time of application for a permit as are present at the time of this approval. This subdivision may contain lots that do not have approved sites for onsite sewage systems.